

**Mount Vernon
City Council
Study Session
April 20, 2016**

The meeting was called to order by Mayor Boudreau at 7:14 p.m.

Present: Mayor Boudreau, Councilmembers Fiedler, Hudson, Hulst, Lindquist, Molenaar, Quam, and Ragan

Planning Commission Members: Orr and Waller

Citizens Advisory Committee Members: Gamson, McInnis, Johnson, Klein, Koetje, Manazera, McNett Crowl, Woodmansee

Staff Present: Police Chief Dodd, Economic Development Department Director Hyde, Senior Planner Lowell, City Attorney Rogerson.

Citizens Present: 22

NEW BUSINESS

A. Housing Element of the Comprehensive Plan: Ms. Lowell presented an update of the Housing Element of the Comprehensive Plan. The Housing Element of the Comprehensive Plan meets requirements of the Growth Management Act (GMA) inventories the City's existing buildable lands, and evaluates what expansion will be needed as new residents move in to the City over the next 20 years. This element is required to establish goals and policies that will guide the development of housing throughout the City.

- The Growth Management Act includes a goal that the Comprehensive Plan and any development regulations are to "encourage the availability of affordable housing to all economic segments of the population...promote a variety of residential densities and housing types, and encourage preservation of existing housing stock". The Housing Element must be consistent with the Land Use element that sets forth the land use classifications and densities planned for the community.
- The City's Housing Element together with the rest of the Comprehensive Plan should demonstrate how a range of housing types for different economic segments can be accommodated. The City is not required to build the units, but allows for the construction of housing by private and public entities through the City's plans and regulations.
 - i. Housing and income have a direct correlation on the choices that are available for individuals seeking housing for either purchase or rent. The current housing issues that the City faces are more about the pricing spectrum of the units available than it is about the gross inventory available.

- Some of the solutions that could help to alleviate this situation include increasing the economic climate of the area through the growth of higher wage jobs, having builders work in conjunction with agencies that specialize in assisting with housing subsidies.
- Projected growth, changes in certain demographics and reductions in housing funding from Federal and State sources present key challenges that the City will face in the coming years. Councilmember Fielder asked for the members of the Citizens Advisory Committee and the Planning Commission to attempt to formulate some proposals that the Council could consider during this Comprehensive Plan update process.

There being no further business the meeting was adjourned at 9:29 p.m.

SUBMITTED BY:

Rebecca J. Wade, Recording Secretary

ATTEST:

Alicia D. Huschka, Finance Director

APPROVE:

Jill Boudreau, Mayor